

SNAPSHOT of HOME Program Performance--As of 12/31/08
State Participating Jurisdictions



Participating Jurisdiction (PJ): **Pennsylvania**

PJ's Total HOME Allocation Received: **\$426,589,276**

PJ Since (FY): **1992**

Category	PJ	National Average	National Rank*
<u>Program Progress:</u>			
% of Funds Committed	85.85%	89.71%	42
% of Funds Disbursed	82.21%	83.15%	39
Leveraging Ratio for Rental Activities	1.83	4.01	43
% of Completed Rental Disbursements to All Rental Commitments**	92.55%	93.29%	36
% of Completed CHDO Disbursements to All CHDO Reservations**	83.34%	80.29%	24
<u>Low-Income Benefit:</u>			
% of 0-50% AMI Renters to All Renters	74.14%	79.96%	43
% of 0-30% AMI Renters to All Renters**	9.33%	37.24%	51
<u>Lease-Up:</u>			
% of Occupied Rental Units to All Completed Rental Units**	99.57%	98.79%	32
<u>Overall Ranking:</u>			48 / 51 PJs
<u>HOME Cost Per Unit and Number of Completed Units:</u>			
Rental Unit	\$35,376	\$27,114	3,032 Units 18.2%
Homebuyer Unit	\$15,409	\$12,953	3,422 Units 20.5%
Homeowner-Rehab Unit	\$12,827	\$20,000	10,247 Units 61.4%
TBRA Unit	\$0	\$2,990	0 Units 0%

* - The National Rank compares the 51 state HOME PJs within the nation, including Puerto Rico but, excluding Washington DC and Insular Areas. A rank of 1 is the highest; a rank of 51 is the lowest.

** - This category is double-weighted in the National Overall Ranking.

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Pennsylvania PA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$94,540	\$70,674	\$14,379
State:*	\$97,618	\$36,664	\$16,019
National:**	\$89,640	\$72,481	\$22,984

CHDO Operating Expenses:
(% of allocation)

PJ: 1.0 %
National Avg: 1.1 %

R.S. Means Cost Index: 1

	Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:				
White:	90.2	88.0	95.0	0.0
Black/African American:	6.5	6.2	3.9	0.0
Asian:	0.1	0.1	0.0	0.0
American Indian/Alaska Native:	0.2	0.1	0.3	0.0
Native Hawaiian/Pacific Islander:	0.0	0.1	0.0	0.0
American Indian/Alaska Native and White:	0.1	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.3	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.1	0.0	0.0
Asian/Pacific Islander:	0.3	0.2	0.2	0.0

ETHNICITY:

Hispanic	2.3	5.1	0.4	0.0
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HOUSEHOLD SIZE:

1 Person:	69.7	18.9	41.5	0.0
2 Persons:	17.2	25.1	28.0	0.0
3 Persons:	7.8	25.0	11.5	0.0
4 Persons:	3.7	19.3	10.0	0.0
5 Persons:	1.2	8.3	5.7	0.0
6 Persons:	0.2	2.5	2.2	0.0
7 Persons:	0.1	0.5	0.8	0.0
8 or more Persons:	0.0	0.4	0.4	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	11.3	20.4	14.6	0.0
Elderly:	63.1	3.2	44.5	0.0
Related/Single Parent:	14.4	33.1	12.9	0.0
Related/Two Parent:	4.1	34.9	22.4	0.0
Other:	7.1	8.5	5.6	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	30.8	0.0 [#]
HOME TBRA:	1.3	
Other:	5.5	
No Assistance:	62.4	

of Section 504 Compliant Units / Completed Units Since 2001 680

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
State Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Pennsylvania State: PA

Summary: 0 / Of the 5 Indicators are Red Flags

Overall Rank: 48

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 90.05%	92.55	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 74.23%	83.34	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	74.14	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 98.26%	99.57	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.970	2.82	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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